



**MEETING AGENDA**  
URBAN DESIGN COMMISSION  
April 20, 2023  
Work Session: 9:30 A.M.  
Public Hearing: Immediately following Work Session

**In Person**

Public Hearing and Work Session:  
200 Texas Street  
Room 2020  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/weblink/register/r5a09484a58a612be88c233e004cc20a3>

Meeting/ Access Code: 2561 531 4380  
Registration Required

**Teleconference**

(817) 392-1111 or 1-469-210-7159  
Meeting/ Access Code: 2561 531 4380

**Viewing Only**

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99  
City of Fort Worth Website Homepage: **Watch Live Online**

**To view the docket for this meeting visit:** <https://www.fortworthtexas.gov/calendar/boards-commission>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Urban Design Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Please note this meeting will be held in-person with the option to participate remotely by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on April 19<sup>th</sup>, 2023. To sign up, either contact Anna Baker at [Anna.Baker@fortworthtexas.gov](mailto:Anna.Baker@fortworthtexas.gov) or 817-392-8000 or register through WebEx per the directions on the City's website above.

Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.

## COMMISSIONERS

|                          |                                |                          |                              |
|--------------------------|--------------------------------|--------------------------|------------------------------|
| <input type="checkbox"/> | Gannon Gries - Mayor Appointee | <input type="checkbox"/> | Dorothy Debose - District 6  |
| <input type="checkbox"/> | Jose Diaz - District 2         | <input type="checkbox"/> | Aaron Thesman - District 7   |
| <input type="checkbox"/> | Jesse Stamper - District 3     | <input type="checkbox"/> | Mary Kay Hughes - District 8 |
| <input type="checkbox"/> | Mike Ratterree - District 4    | <input type="checkbox"/> | Douglas Cooper - District 9  |
| <input type="checkbox"/> | James Hook - District 5        | <input type="checkbox"/> | Gwen Harper - Alternate      |
| <input type="checkbox"/> | Gareth Harrier - Alternate     | <input type="checkbox"/> | Marta Rozanich - Alternate   |

### I. WORK SESSION

- A. Discussion of Items on the Agenda
- B. Turned Townhome Discussion – Mike Brennan, Near Southside, Inc.

### II. PUBLIC HEARING

A. **CALL TO ORDER:** Statement of Open Meetings Act

B. **ANNOUNCEMENTS**

C. **APPROVAL OF FEBRUARY 16, 2023 AND MARCH 30, 2023 MEETING MINUTES**

D. **CONTINUED CASES**

- 1. **UDC-23-013 –201 S Adams Street**  
**Near Southside Form Based District**  
**Council District: 9 / Future Council District: 9\***  
**Address:** 201 S Adams Street  
**Owner/Agent:** Michael Newsome/ Military Veterinary Supply Co.  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow a wall sign on a building elevation without a public entrance.
- 2. **UDC-23-016 –5701 Diaz Ave**  
**Camp Bowie Form Based District**  
**Council District: 3 / Future Council District: 6\***  
**Address:** 5701 Diaz Avenue  
**Owner/Agent:** Sam Harris/ The Bluebird Service Group, LLC.  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for waivers from the Camp Bowie Boulevard Revitalization Code for the following items:
  - a) A waiver from the streetscape standards to not require street trees

- along a Camp Bowie Corridor Neighborhood Street (Horne Street).
- b) A waiver to allow windows on the third floor to be 10% of the façade area along a Neighborhood Street (Horne Street) when windows are required to be 20% of each upper floor façade area.

**E. NEW CASES**

1. **UDC-23-025 - SE Corner of I-35W and Terrell Ave**  
**Near Southside Form Based District (NS-T4R)**  
**Council District: 2 / Future Council District: 2\***  
**Address:** SE Corner of I-35W and Terrell Ave  
**Owner/Agent:** Evans Rosedale Development Phase I, LP  
**Request:**
  - a) The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to reduce the street tree/furniture zone minimum buffer width of 5.5' to allow on-street parking (Terrell Ave.); and
  - b) The applicant requests a recommendation to City Plan Commission for approval for the vacation of a portion of Dashwood Street and Pulaski Street.
2. **UDC-23-039 – JPS North Garage**  
**Near Southside Form Based District (NS-T5I/NS-T5)**  
**Council District: 9 / Future Council District: 9\***  
**Address:** 209, 175 W. Magnolia  
**Owner/Agent:** JPS Health Network  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow structured parking that is visible from the public right-of-way.
3. **UDC-23-028 –11120 N. Freeway (UFC23-0002)**  
**Council District: 7 / Future Council District: 10\***  
**Address:** 11120 N. Freeway  
**Owner/Agent:** Cloudloft Development, LLC/Brian Umberger  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance's 25% tree preservation requirement to allow a 0% tree preservation requirement.
4. **UDC-23-029 –312 Old Highway 1187 (UFC23-0052)**  
**Council District: 6 / Future Council District: 8\***  
**Address:** 312 Old Highway 1187  
**Owner/Agent:** Fort Worth Flex Park 1/John Drennan  
**Request:** The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Urban Forestry Ordinance's 25% tree preservation requirement to allow a 0% tree preservation requirement.
5. **UDC-23-035 – 1012 Lipscomb St.**  
**Near Southside Form Based District (NS-T5)**  
**Council District: 9 /Future Council District: 9\***

**Address:** 1012 Lipscomb St.

**Applicant/ Owner:** Chris Mitchell

**Request:**

- a) The applicant requests a Certificate of Appropriateness (COA) for a waiver from the Near Southside Development Standards & Guidelines to allow structured parking that is visible from the public right-of-way; and
- b) The applicant requests a recommendation to the Zoning Commission for approval to rezone the property from NS-T4N to NS-T4.

**6. UDC-23-048 Near Southside Text Amendment**

**Near Southside Form Based District**

**Council District: 8,9 /Future Council District: 8,9\***

**Applicant/ Owner: City of Fort Worth/ Near Southside, Inc.**

**Request:** The applicant requests a recommendation to the City Council for approval on the proposed text amendments to the surface parking lots standards in the Near Southside Design Standards and Guidelines.

\*Future Council District listed is based on updated Council District map approved by City Council on March 29, 2022 and will go into effect May 2023.

**III. ADJOURNMENT**

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**Executive Session**

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Monday, April 17, 2023 at 8:50 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas